094.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	584,500 / 584,500
					USE VALUE:	584,500 / 584,500
					ASSESSED:	584,500 / 584,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BREEN STEVEN C
Owner 2:	BREEN TRACY V
Owner 3:	
Street 1:	10 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,160 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4160.000	203,100		381,400	584,500
Total Card	0.096	203,100		381,400	584,500
Total Parcel	0.096	203,100		381,400	584,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.08 | /Parcel: 487.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	203,300	0	4,160.	381,400	584,700	584,700	Year End Roll	12/18/2019
2019	101	FV	179,400	0	4,160.	386,800	566,200	566,200	Year End Roll	1/3/2019
2018	101	FV	185,300	0	4,160.	288,700	474,000	474,000	Year End Roll	12/20/2017
2017	101	FV	185,300	0	4,160.	261,500	446,800	446,800	Year End Roll	1/3/2017
2016	101	FV	185,300	0	4,160.	250,600	435,900	435,900	Year End	1/4/2016
2015	101	FV	174,900	0	4,160.	212,500	387,400	387,400	Year End Roll	12/11/2014
2014	101	FV	174,900	0	4,160.	201,600	376,500	376,500	Year End Roll	12/16/2013
2013	101	FV	174,900	0	4,160.	191,800	366,700	366,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7743

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNBULL THOMAS	28132-356		1/30/1998		189,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
12/22/2008	Meas/Inspect	294	PATRIOT
4/22/2000	Inspected	263	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	197	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4160		Sq. Ft.	Site		0	70.	1.31	5									381,361						381,400	

Total AC/HA: 0.09550 | Total SF/SM: 4160 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 381,361 | Spl Credit | Total: 381,400

User Acct

61701

GIS Ref

GIS Ref

Insp Date

08/16/18

!7743!

PRINT

Date	Time
12/10/20	22:21:16

LAST REV

Date	Time
08/31/18	09:13:25

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	61701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97715974
Adj $ / SQ:	164.896
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294388
Depreciation:	91260
Depreciated Total:	203127

COMMENTS

PDAS WATER IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

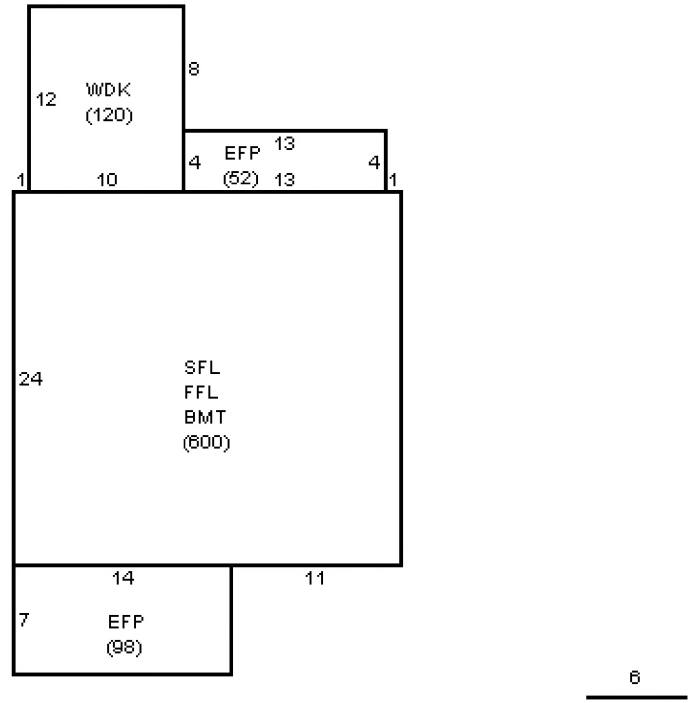
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.90
Special Features:	0	Val/Su Net:	98.12
Final Total:	203100	Val/Su SzAd	169.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	49.470	29,681
FFL	First Floor	600	164.900	98,937
SFL	Second Floor	600	164.900	98,937
EFP	Enclos Porch	150	44.340	6,651
WDK	Deck	120	14.010	1,681
Net Sketched Area:		2,070	Total:	235,887
Size Ad	1200	Gross Are	2070	FinArea 1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: